

**ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF
TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW.
(LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS
ESTAN DISPONIBLE EN ESPANOL.)**

Apartment Lease
(Initial Lease)

PREAMBLE: This Lease contains the agreements between Tenant and Owner identified below concerning Tenant's rights and obligations and the rights and obligations of Owner. Tenant and Owner have other rights and obligations set forth in government laws and regulations. Tenant should read this Lease and all of its attached parts carefully. If Tenant has any questions or does not understand any words or statements in this Lease, Tenant should get clarification before signing this Lease. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it. This Lease will be considered to contain all agreements between Tenant and Owner. Any agreements made before or after this Lease was signed which are not written in this Lease will not be enforceable.

THIS LEASE is made on July 20, 2023 between

Owner: 577BALTICASSETLLC. whose address is

577 Baltic Street Brooklyn, New York 11217

c/o Monarch Realty Group LLC., 244 Water Street C1, Brooklyn, New York 11201
("Monarch" or Owner's Agent")

and

Tenant 1: Samir Nair

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

Tenant 5: _____

Premises Leased: Apartment 3A (the "Apartment") in the building located at
577BALTICSTBROOKLYN, NY 11217 (the "Building").

requested by Owner's agent. ii. Service Elevators: Freight elevator service may be provided by Owner in its sole discretion. Owner may impose any rules and/or fees with respect to any freight or service elevator as it may determine necessary or appropriate in its sole discretion.

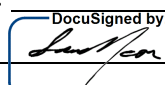
* * * *

The parties, understanding their agreements and obligations under this Lease, have signed this Lease and agree to be bound by the provisions hereof.

OWNER:

577 BALTIC ASSET LLC BY MONARCH REALTY GROUP LLC., AS AGENT,

By: _____

TENANT: Samir Nair
Signature:  _____
1F5E9A711FCE4E2...